



# PLANNING COMMISSION SYNOPSIS

Thursday, March 10, 2016

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**CALL TO  
ORDER**

Chairperson Nordstrom called the Planning Commission meeting to order at 6:00 PM in the City Council Chambers of the Bloomington Civic Plaza.

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**COMMISSIONERS PRESENT:** Nordstrom, Willette, Spiess, Fischer, Bennett, Goodrum

**COMMISSIONERS ABSENT:** Batterson

**STAFF PRESENT:** Markegard, Farnham, Schmidt, Heyman, O'Day

Chairperson Nordstrom led the attendees in the reciting of *The Pledge of Allegiance*.

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**ITEM 1**  
6:03 p.m.

**CASE:** PL2016-12

**APPLICANT:** City of Bloomington

**LOCATION:** Citywide

**REQUEST:** City Code Amendments - Miscellaneous Issues Ordinance

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**PUBLIC HEARING DISCUSSION:**

Schmidt stated the purpose of the Miscellaneous Issues Ordinance is for clarifications, reference updates and enforcement aid. He provided a brief outline of the primary amendments.

Schmidt said the transient lodging change enhances the definition of transient lodging and strengthens the rental housing code prohibiting anyone from leasing, licensing or agreeing to allow use of a dwelling unit as transient lodging.

Schmidt said changes within the use table include the addition of licensed day care facilities within places of assembly, schools, colleges and universities as a conditional accessory use in residential districts, addition of colleges and universities as a conditional use in the Lindau Mixed-Use Zoning District, and addition of a dwelling unit for a hotel manager as an accessory use to a hotel in districts that permit hotels.

Schmidt said prior to 2008, a six foot privacy fence could be placed anywhere on a lot outside clear view triangles. After 2008, fence standards were amended to limit height and opacity in front yards and side/rear yards adjacent to a street. In 2015, the City Council approved two fence variances in side or rear yards adjacent to a street. The proposed change, which was recommended by the Planning Commission at its last study meeting, is to allow an 8 foot encroachment for a six foot tall privacy fence in side/rear yards adjacent to a street.

Schmidt said currently, the Code limits an accessory structure between the home and the street, including on through lots. The proposed change will permit accessory structures in the rear yard of through lots if the accessory structure meets the required setback for principal structures.

Schmidt said another proposed change requires that detached garages must be able to accommodate a code complying driveway in the future even if a driveway is not proposed.

Schmidt said additional changes that were recommended after the publication of Planning Commission public hearing include clarifying that definitions apply to both Chapters 19 and 21 and defining the term Issuing Authority as the City Manager or a designated representative in Chapter 22.

Schmidt said staff recommends an additional amendment after the packet distribution, which is described in the handout memo. The amendment clarifies the definition of sports training facility by removing lodging and distinguishing that competition is secondary to training.

Goodrum asked if there is ability to have the fence encroachment in both the side or rear yard adjacent to a street.

Schmidt stated that is correct. The example showed an encroachment in both the side and rear yards adjacent to a street but not within the front yard.

Goodrum asked how the front yard is determined.

Schmidt said the front yard is determined based on the principal structure setbacks.

The public hearing was closed via a motion.

Spiess believed the ordinance reflected the concerns and thanked staff for their hard work.

#### **ACTIONS OF THE COMMISSION:**

**M/Willette, S/Bennett:** To close the public hearing. Motion carried 6-0.

**M/Spiess, S/Willette:** In Case PL2016-12, I move to recommend that the City Council approve the Ordinance as attached to the staff report, the two additional amendments listed in the staff report and the additional amendment listed in the staff memo to amend Chapters 2, 10, 14, 15, 19, 21, and 22 of the City Code.

Motion carried 6-0.

**ITEM 2**  
6:16 p.m.

<b>CASE:</b>	NA
<b>APPLICANT:</b>	City of Bloomington
<b>LOCATION:</b>	NA
<b>REQUEST:</b>	Study Discussion - South Loop Pedestrian Wayfinding Signage Project

**DISCUSSION:**

Heyman stated the South Loop Wayfinding Project is an outgrowth of the 2013 South Loop Streetscape Master Plan. The main discussion is to focus on the smaller sets of signs including information kiosks, primary and secondary directional signs. The purpose of the sign concepts will build upon past efforts with artwork and street design to ultimately encourage a pedestrian friendly environment. The main project goals include identifying amenities, mapping sign locations and designing guidelines. The signage system will be rolled out over multiple years.

There are three sign types. The kiosk signs can include information, maps and text; similar to the kiosks located in the Normandale Lake District. The primary directional signs show arrows and destinations and are intended to be placed at high pedestrian activity locations. The secondary directional signs also display arrows and destinations but are intended for locations with fewer pedestrians.

The sign branding will reflect the existing branding in the South Loop and the City of Bloomington. The next meeting will focus on the branding specifics including logo application, colors and materials. Staff is looking for direction on the most likeable concept and the concept to advance for more refinement, as well as feedback on the map of preliminary signage locations and size.

Signia, Frank Hickey

Concept 1 is based on the Normandale Lake district design form and materials. Though, it would reflect the design and would be scaled appropriately to the South Loop district. The varying types of kiosks are displayed through different levels and planes and utilize different color schemes. The directional signs are designed to be a blade or freestanding sign.

Concept 2 is based on modern aesthetics, forms, materials and colors. It has a clean design and is easily scaled to the surroundings. The signs would not distract from other design elements in the South Loop. He showed varying types of kiosk signs and directional signs.

Concept 3 uses modern design aesthetics with artistic playoffs. These signs show small detailing and accents. He showed different directional signs and kiosk signs.

Signia- Daniel Lautenbach

He presented a map of sign locations and quantities that were based on the level of pedestrian traffic. The Three Rivers Park District signs for the Nokomis-Minnesota River Trail are separate from the South Loop signage project.

Nordstrom noted that one side of the street could draw more foot traffic than the other side.

Daniel stated primary signs would be needed at those intersections but they have not decided the specific placement at this time. The exact locations will be determined based on the space constraints and design.

Heyman stated the map is a preliminary plan but illustrates all proposed signs.. The signs will be rolled out through a number of years and could be subject to updates and upsizing in the future. The project will move forward to the March 14<sup>th</sup> City Council study session, then staff will work on refining the preferred concept. Staff will present a second draft in the late spring.

Spiess appreciated simple and clean signs. She liked Concept 1 and 2.

Willette liked the blade signs because he can see them from both sides of the street. He asked about the extent of the maps.

Heyman said they will most likely focus on the entirety of the South Loop district.

Willette asked if they need a full size map at every kiosk location or if more detailed maps would be better.

Heyman said that there is opportunity to zoom in on a specific area.

Bennett asked if the level of pedestrian activity refers to pedestrians only or does it include bikers?

Heyman stated the sign system and its design is more intended for a pedestrian user.

Bennett liked the simple directional signs in areas of higher bike traffic. She asked about maintenance across the types of concepts.

Heyman stated this level of discussion will not look at maintenance and but it will be addressed at a later point.

Goodrum liked Concept 1 because of the continuity with Normandale Lake. Why is there no sign location at 34<sup>th</sup> Avenue and Lindau Lane?

Farnham noted there is no crosswalk at that intersection because of the Light Rail tracks. Staff is not encouraging pedestrian traffic at that location but could be subject to change in the future.

Fischer liked Concept 3 because of its own South Loop identity.

Heyman went through the three concepts and asked the Commission to vote on a concept.

Concept 1 – Nordstrom, Willette, Bennett, Goodrum

Concept 2 – Spiess

Concept 3 – Fischer

**ITEM 3**  
6:48 p.m.

<b>CASE:</b>	NA
<b>APPLICANT:</b>	City of Bloomington
<b>LOCATION:</b>	NA
<b>REQUEST:</b>	Consider approval of draft Planning Commission meeting synopsis 2/25/16

**ACTIONS OF THE COMMISSION:**

**M/Willette, S/Fischer:** I move to recommend approval of the draft Planning Commission meeting synopsis of 2/25/16.  
Motion carried 4-0. Spiess and Bennett absent.

The meeting adjourned at 6:49 p.m.

**Prepared By:** EO **Reviewed By:** GM, JF, JS, EH

**Approved By Planning Commission:** April 7, 2016